

**APPLICATION FOR
PLANNED UNIT DEVELOPMENT**

1. Applicant's Name(s) Paul A Gerard
(First) (Middle Initial) (Last)
- Address 100 North 6th Street LA Crosse WI 54601
(Street) (City) (State, Zip)
- Phone Number 608 782 4375 608-7925163
(Home) (Work)
- Interest in Subject Property Parcel # 1725122813254300001
21 Street City of Menomonie containing 10.79 AC's
2. Property Owner's Name(s) Paul Carlson
Agent James Fediz (ELR)
- Address 3420 Mall Dr #4 Eau Claire 54701
(Street) (City) (State, Zip)
- Phone Number 715 552-1818 715-577-6586
(Home) (Work)
3. Address of Subject Property Parcel # 1725122813254300001
4. Legal Description of Subject Property: Lot Size 760 X 525 X 860 X 625
- Lot(s) _____
Block(s) _____
Addition _____
- Parcel No(s). 1725122813254300001
5. The site of the planned unit development has a frontage of _____ feet and a depth of _____ feet.
6. The area (in square feet or acres) of the site is 10.79

7. The existing use(s) of the subject property is (are) VACANT

8. The existing use(s) of the adjacent property is (are):

North SINGLE FAMILY
East MULTI / FAMILY
South MULTI FAMILY SINGLE FAMILY VACANT LAND
West VACANT LAND GOING TO HIGH DENSITY

9. The proposed use(s) of the subject property is (are) MULTIFAMILY 80% SENIOR
20% FAMILY SINGLE STORY DEVELOPMENT

10. It is requested that this planned unit development application include the following permit requests:

Rezoning: From RESIDENTIAL to MULTIFAMILY

Conditional Use: For _____

Preliminary Plat: Name Maplewood ECD - Cottage

Single Phase Project: Submit Final Plan

Multiple Phase Project: Submit General Development Plan

Other Discretionary Permits: AS NEEDED BY THE CITY OF MENOMONIE
TO DETERMINE

11. I (we), the undersigned, do hereby make application and petition to the Common Council to amend the Zoning Ordinance and to change the zoning map of the City of Menomonie as requested above, and in support of this application, present the above facts concerning the area proposed for the planned development and the immediate vicinity of the subject site.

Submitted this 15 day of OCTOBER 2021

Signatures

[Signature] MAVING NUMBER

NOTE: Applicant filing fee is \$500 payable by check made out to the City of Menomonie. A \$250 fee will be charged for each Final Plan submitted for the Planned Unit Development.

Maplewood ECO Cottages, LLC

Maplewood Eco- Cottages LLC is a development located in the city of Menomonie Wisconsin, is a 55 living unit development that has a mixture of 55+ and workforce family housing that is located within walking distance of shopping and services. This development property will include 8 buildings. 44 of these living units, 33 one bedroom apartments and 11 two bedroom apartments, will be specifically set aside for disabled individuals and or residents 55 years and older in a single story, attached garage, cottage style design. The other 11 living units are on the same parcel are separated by a berm and landscape feature. These 11 units are three bedroom, workforce family units in 2 different building types. The first will feature a one-story building with attached two car garage. The second will take advantage of the slope of the site to create a tuck under two car garage, three bedroom townhouse style building.

Site amenities include a tot lot playground and basketball backstop located adjacent to the three bedroom buildings and away from the road. This project is being designed with one story building with exterior finishes and landscaping features that are consistent with the neighborhood location. We are including a landscaping berm with evergreen trees along the north property line to screen our solar array and storm water pond. There is a significant elevation change on the property, therefore the buildings are arranged in tiers to create interest on the site.

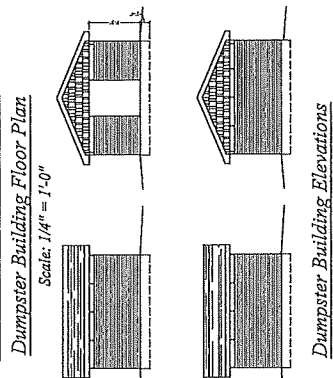
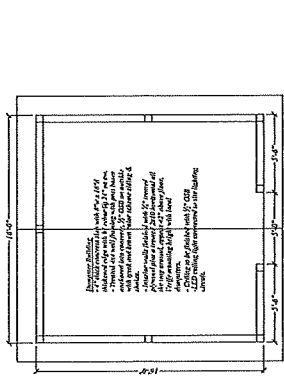
Building amenities will include furnished heat, air conditioning, hot water, sewer and water and central trash collection enclosures. Each apartment unit will include a full-size washer and dryer, dishwasher, stove, built in microwave, garbage disposal, ceiling fans, mini blinds, air conditioning, walk-in closets, and pantry. We plan to utilize a combination of masonry and vinyl siding and some brick and stone accents. Each building will be heavily landscaped utilizing native trees and plants to the area. The exterior walls are constructed of structural insulated panels (SIPs) that provide for significant energy savings in keeping with the most up to date environmental, social, governance (ESG) initiatives. This project includes two solar arrays to provide a significant amount of on-site solar electrical generation to reduce the demand placed on the local utility. All of the lighting throughout the project is high efficiency LED. The air conditioning system is of the latest electrical, high efficiency technology. The heating for these units will be in floor hot water radiant heat. The development goal is to reduce our carbon footprint by as much as 50%, when compared to a minimally code compliant facility. Our housing units will also feature no utility costs for operations to the tenant.

The population that this development will serve will include 30, 50, 60, and 80 percent of county median income. We will also be working with the county veteran's office to help place veterans seeking housing that could be disabled, handicapped, or overcoming war related deficiencies. The residents can enjoy a furnished community room for activities, programs, and games. The programs include services designed for the target population. Residents will have access to many benefits including; access to County benefit programs, food pantry and financial literacy, to name a few. The development will also include a community outreach that will work with the area employers to assist resident families finding employment opportunities. The senior service component will provide appropriate services necessary for this population. Currently we are working to establish those needed services.

This development will be staffed with a manager and will feature an on-site office. The community room is available for resident use. There will be an exterior patio adjacent to the playground to provide picnic and grilling opportunities. The applicant, West Central Wisconsin Community Action Agency has an active waitlist in this market. We are currently establishing strategic plan executive summary for this development, which will be included when we submit for state tax credits and bond financing in the upcoming round.

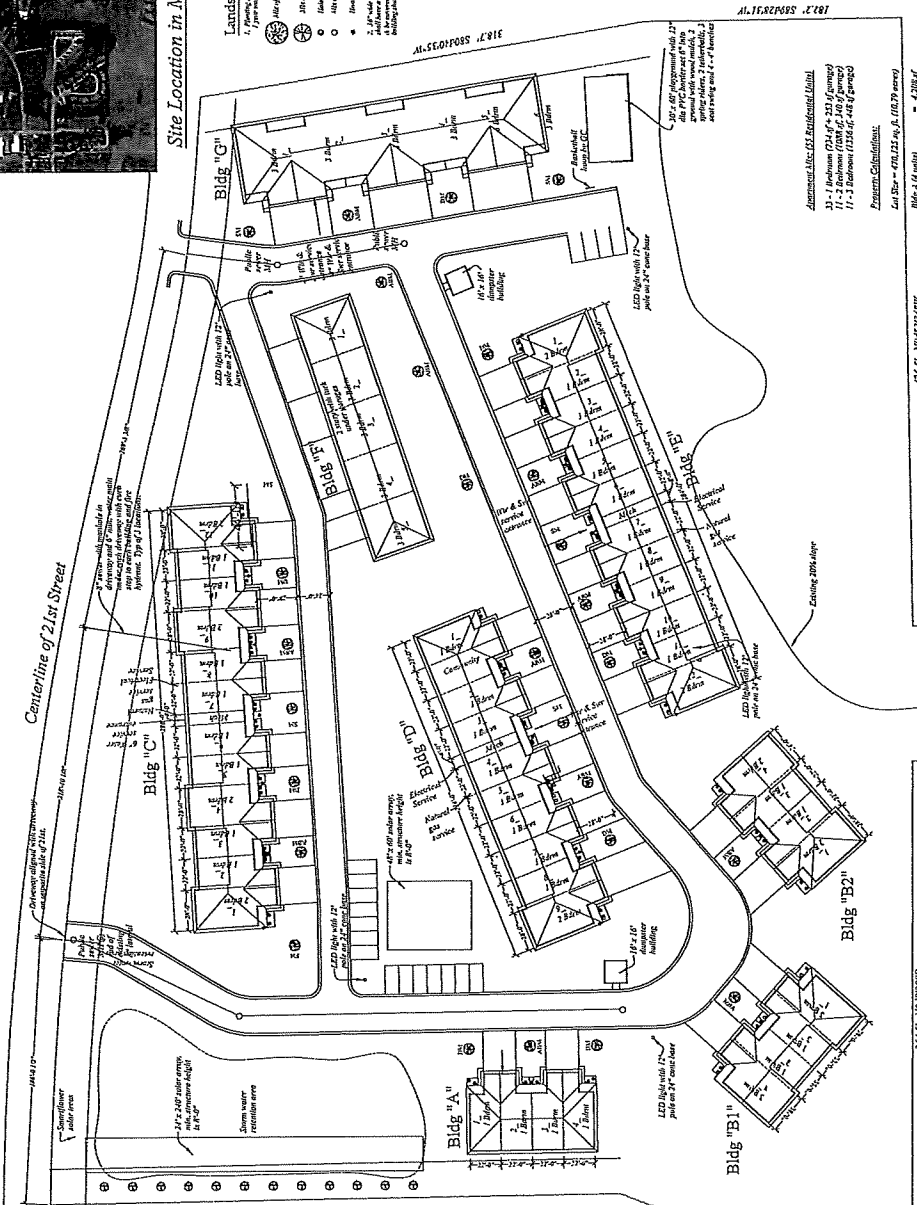
Maplewood ECO Cottages

Menomonie, Wisconsin



Site Location in Menomonie, WI

- Landscaping Specifications**
1. Planting Schedule: Review and approve landscape survey.
 2. Planting Schedule: Review and approve landscape survey.
 3. Planting Schedule: Review and approve landscape survey.
 4. Planting Schedule: Review and approve landscape survey.
 5. Planting Schedule: Review and approve landscape survey.
 6. Planting Schedule: Review and approve landscape survey.
 7. Planting Schedule: Review and approve landscape survey.
 8. Planting Schedule: Review and approve landscape survey.
 9. Planting Schedule: Review and approve landscape survey.
 10. Planting Schedule: Review and approve landscape survey.



Property Calculations:

Lot Size = 466,589 sq. ft. (10.71 acres)

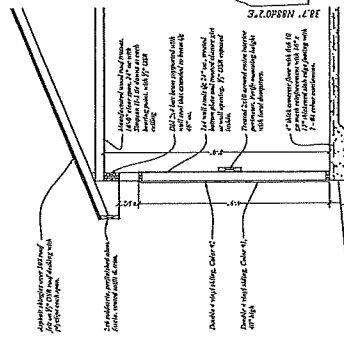
Property Size:
466,589 sq. ft. (10.71 acres)

Site Layout:
Scale: 1" = 40'-0"

Property Calculations:

Lot Size = 466,589 sq. ft. (10.71 acres)

Property Size:
466,589 sq. ft. (10.71 acres)



Dumpster Building Wall Section

Scale: 1/2" = 1'-0"

General Contractor
Gerard Development, LLC
1000 6th Street N - Suite A
Menomonie, WI 54751
Phone: 608/682-4198
Website: www.gerarddevelopment.com

Architect
Cornerstone Architects, LLC
1000 6th Street N - Suite A
Menomonie, WI 54751
Phone: 608/682-4198
Website: www.cornerstonearchitects.com

Owner
55 Unit Apartment Development, 2022
North 21st Street, Menomonie, WI 54751

Sheet	Project	Scale	Date	Drawn	Check	Appr.
A1	55 Unit Apartment Development, 2022	1" = 40'-0"	10/21/21	J. Smith	M. Jones	K. Brown

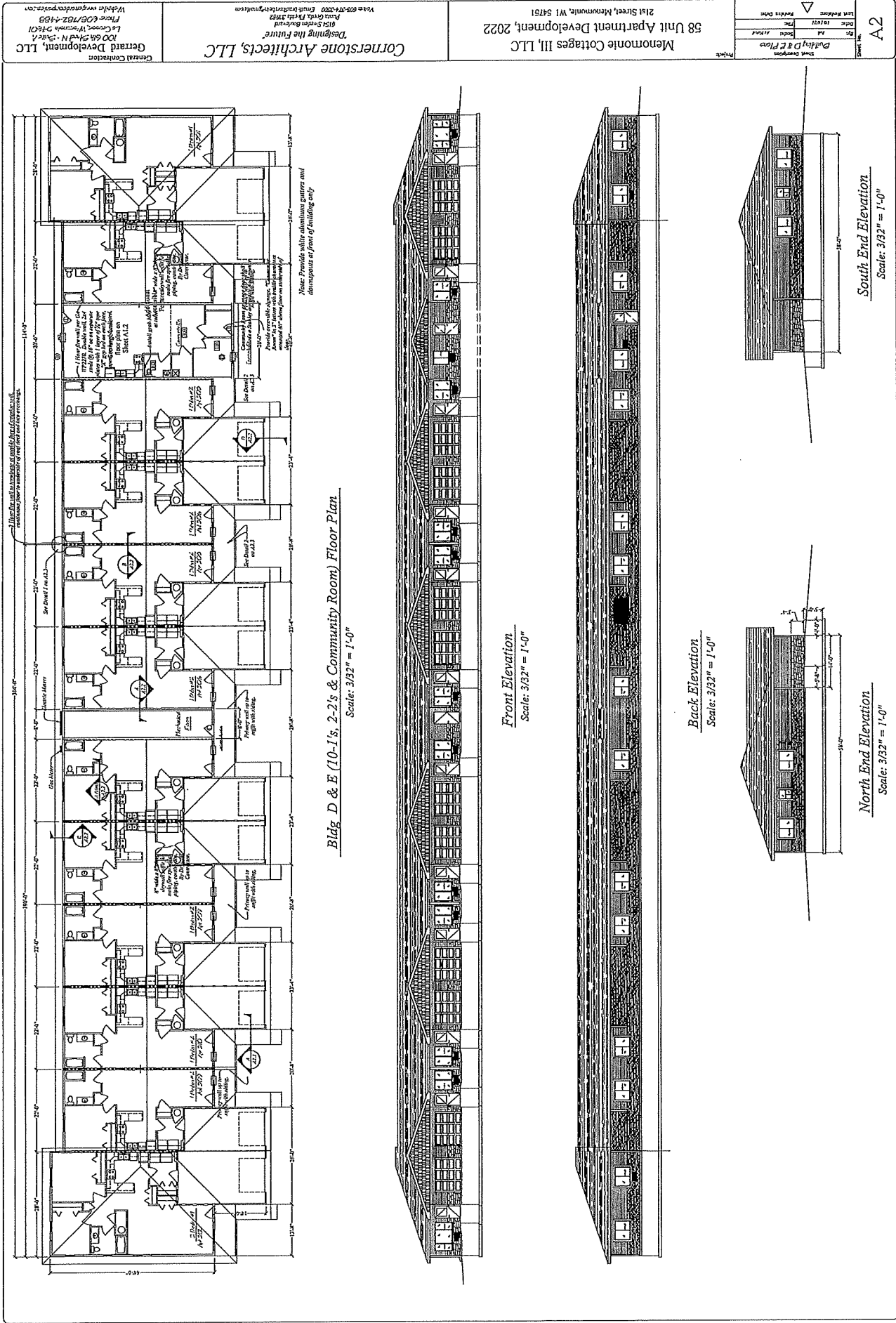


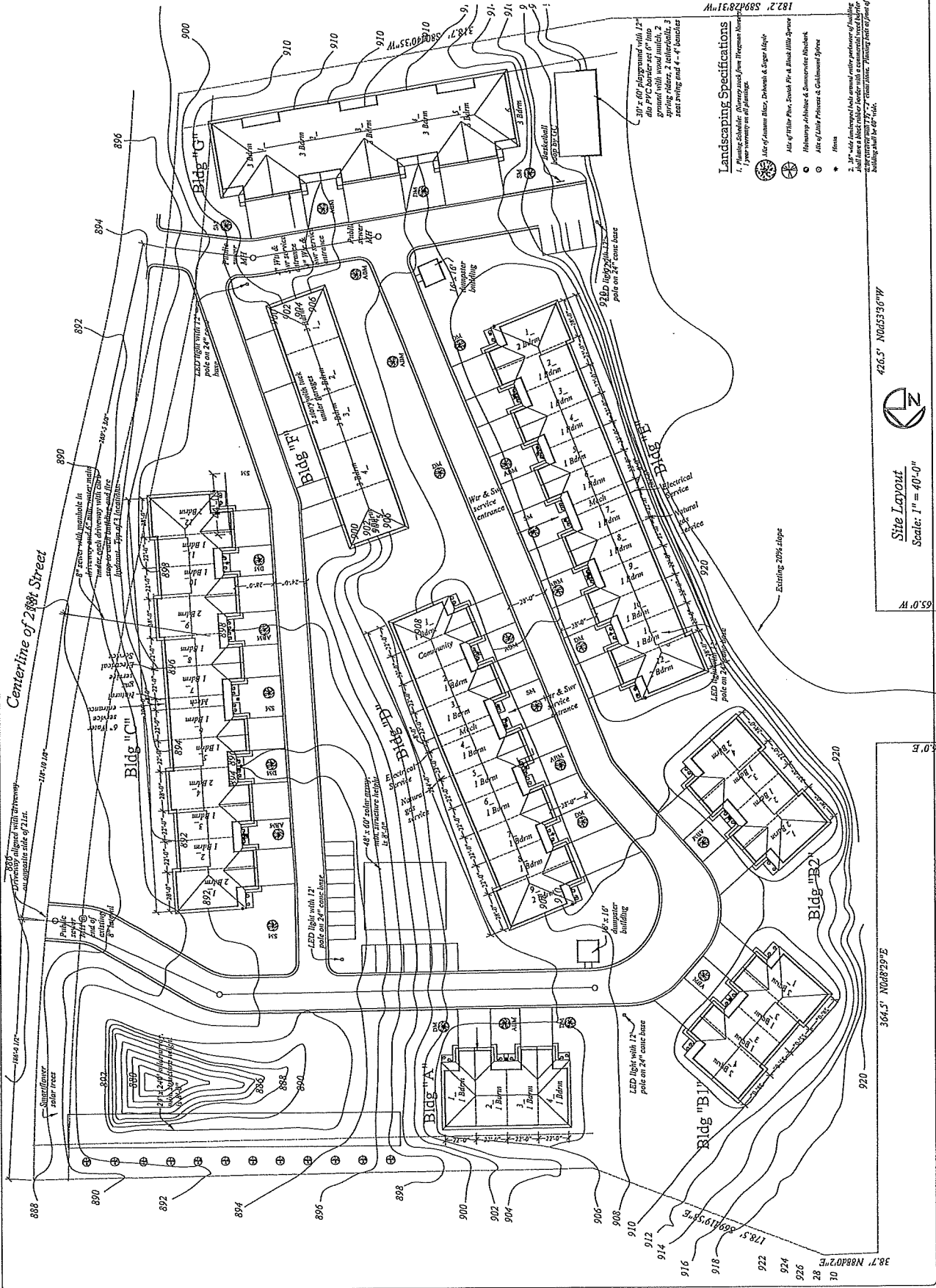
NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

GENERAL NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT GUARANTEED. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION THE FIELD VERIFICATION OF ALL UTILITIES SHALL BE COMPLETED. CONTRACTOR IS NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
2. CLEARING AND GRUBBING SHALL ONLY BE IN THOSE LOCATIONS IDENTIFIED BY THE PROVIDED PLANS, SPECIFICATIONS, AND CORRESPONDING RFP. STAKES FOR TREES, SHRUBS, AND CORRESPONDING RFP SHALL BE PLACED IN THE FIELD PRIOR TO ANY REMOVAL OF UNDESIRABLE TREES AND SHRUBS SHALL BE COORDINATED WITH THE ENGINEER AND/OR OWNER.
3. CONTRACTOR SHALL NOT DISTURB ANY R/W BOUNDS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL BE BUILT FOR REPLACEMENT.
4. CONTRACTOR SHALL VERIFY THE AMOUNT OF PAYMENT REMOVAL WITH THE PROJECT MANAGER.
5. CONTRACTORS TO COORDINATE LOCATIONS AND LIMITS OF SWAGTS WITH THE PROJECT MANAGER.
6. NO TREES OR STUMPS ARE TO BE BURNED ON SITE. CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS FOR BURNING OF MATERIALS.
7. CONTRACTOR TO REMOVE AND REPLY ALL GRASS, WEEDS, LOGS, BRUSH, LIMBS, BRANCHES, CONCRETE, LANDSCAPE, ELECTRICAL, AND MECHANICAL MATERIALS TO THE ORIGINAL LOCATION OR AS AGREED BY THE OWNER.
8. IF DURING THE COURSE OF CONSTRUCTION OR CONTRACTOR FINDS ANY OBSTRUCTIONS OR CONFLICTS BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE OR ANY EXISTING UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE ENGINEER OF ANY OBSTRUCTIONS AUTHORIZED TO PROCEED. ANY WORK PERFORMED WITHOUT THE ENGINEER'S SIGN OFF AND EXPOSURE OF CONTRACTOR TO SUIT, LOSS AND EXPENSE.

[illegible]





General Contractor: Gerard Development, LLC
Phone: 609/782-4483
Fax: 609/782-4483
Email: gdc@gerarddev.com

Designing the Future
Cornerstone Architects, LLC
Phone: 609/782-4483
Fax: 609/782-4483
Email: gdc@cornerstonearchitects.com

58 Unit Apartment Development, 2022
Memomonte Cottages III, LLC
North 21st Street, Menomonee, WI 54751

LSI
Landscape & Civil Plan
Scale: 1" = 40'-0"
North Arrow
Legend
Notes

Notes:
1. All units shall be constructed in accordance with the 2015 International Residential Code (IRC) and the 2015 International Building Code (IBC).
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10. All units shall be constructed in accordance with the 2015 International Residential Code (IRC) and the 2015 International Building Code (IBC).

Cornerstone Architects, LLC

"Designing the Future"

6154 Sweden Boulevard, Punta Gorda, FL 33982
Phone 608/374-3500 Email: bradkortbein@gmail.com

October 28, 2021

City of Menomonie
Attn: Randy Eide
800 Wilson Ave
Menomonie WI 54751

RE: Maplewood ECO Apartment PUD Application

Dear Randy:

Menomonie Cottages III, LLC is the applicant for this Planned Unit Development project named Maplewood ECO Cottages. Gerrard Development, LLC is the general contractor that will be excited to provide 55 units of elderly and workforce housing in Menomonie, Wisconsin. Cornerstone Architects, LLC and Gerrard Development, LLC have held preliminary conferences with the City staff to ensure that the known concerns of the neighborhood and services from the City are included in the code compliant planning for this project. Advanced Engineering Concepts has been contacted and will likely be engaged as the civil engineer and surveyor for this project moving forward.

Maplewood ECO Cottages is comprised of 8 individual buildings arranged on the site in a tiered arrangement to address the significant elevation change on the site. The overall unit mix of the project is 33 – 1 bedroom, 11 – 2 bedroom and 11 – 3 bedroom apartment units. The buildings are all single story slab on grade construction, except for Building F, which takes advantage of the slope to include a two car tuck under garage under the living unit in a town house style design. There will be two Type "A" units, a 1 and a 2 bedroom unit, all the other units on the site will be Type "B". The buildings and facilities within the project are being designed based on ICC/ANSI A117.1-2017.

The water, sewer and electrical services are planned and coordinated with the current locations as defined by the City. Water and sewer laterals are planned to enter the site at the two private drive entrances to the project. Access easements will be provided for the maintenance of the public utilities. The topography of this site rises rapidly from east to west with a gentler slope from south to north along 21st Street. The general grading plan is to take advantage of the existing topography to get all site storm water to end up in the northeast storm water pond via surface swales to slow water movement in the grassy areas around the buildings, then collect the water in underground storm pipes as required to reach the storm water pond, which ultimately enters into the City storm water system via a volume controlling inlet. The final design of this system will occur in coordination with City Staff and consultants once the PUD application is approved and prior to building permits being issued.

I have attached several pictures of recently completed projects that we have designed and built that are of comparable design and scope. We have made some very exciting upgrades to these buildings in the past 3 years that create an even better resident experience. The primary upgrade relates to the state of the art energy efficiency components we are including within our

projects. The SIP wall panels far exceed previous construction methods for air infiltration and insulation value. The “Smartflower” solar trees are a computer controlled solar tree that opens, follows the sun and closes on a daily basis to maximize energy production. Solar arrays are included on every project to reduce our carbon footprint and reliance on non-renewable energy sources. Our recent project called “1300” in River Falls was awarded the Governor’s Blue Ribbon Coalition Award of Excellence. It is the first time this award has ever been awarded to a multi-family residential project and this is the same type project we are proposing to bring to Menomonie.

We have had a successful and long standing presence in your community and look forward to bringing another project to Menomonie. We look forward to your support for this Planned Unit Development application.

Sincerely,

Brad Kortbein

Bradley S. Kortbein
Architect



Dancing Oaks Cottages, Menomonie



Abbey Grove Apartments, North Hudson



“Smartflowers” at 1300, River Falls



City of Menomonie
Randy D. Eide, P.E.

Director of Public Works
800 Wilson Avenue
Menomonie, WI 54751
715 232 2207

E-Mail: reide@menomonie-wi.gov

June 9, 2021

TO: Whom It May Concern

SUBJECT: Maplewood Site Rezoning Application

Dear Sir/Ma'am,

The attached rezoning request was received by Gerrard Cooperation and is under review by the City of Menomonie.

The current zoning is R-1, Single Family Residential District. To support the proposed 60-unit development the project would have to be submitted as a Planned Unit Development (PUD) and the property would have to be rezoned to R-3, Multiple Family District. The attached rezoning request follows this plan.

We are currently reviewing the rezoning request at the staff level. Once the full PUD package is received, we will review the rezoning request and the PUD application simultaneously. The review process requires public hearings at the City of Menomonie Plan Commission and City Council. The anticipated processing time for the PUD and rezoning request is 4-months once the full PUD application is received.

Sincerely,

Randy D. Eide, P.E.
Director of Public Works
City of Menomonie

1 Attach: Rezoning Application

DATE:

6/9/21

REQUEST FOR REZONING



NAME:

Maplewood Eco Cottages

ADDRESS:

21st Street

TELEPHONE NUMBER:

608/782-4488

EMAIL ADDRESS:

Paul@gerrardcompanies.com & bradkortbein@gmail.com

PROPERTY OWNER IF DIFFERENT THAN ABOVE:

Menomonie III, LLC

(Gerrard Development, LLC)

LOCATION OF PROPERTY YOU ARE REQUESTING TO BE REZONED (ATTACH MAP):

10.79 acres on 21st Street

EXACT LEGAL DESCRIPTION OF PROPERTY:

172512281325430-0001

CURRENT ZONING:

R-1

PROPOSED ZONING:

PUD with R-3

PROPOSED USE OF PROPERTY (ATTACH SITE PLAN):

Multi-Family Residential

Applicant's Signature

NON-REFUNDABLE FEE: \$250

Receipt #

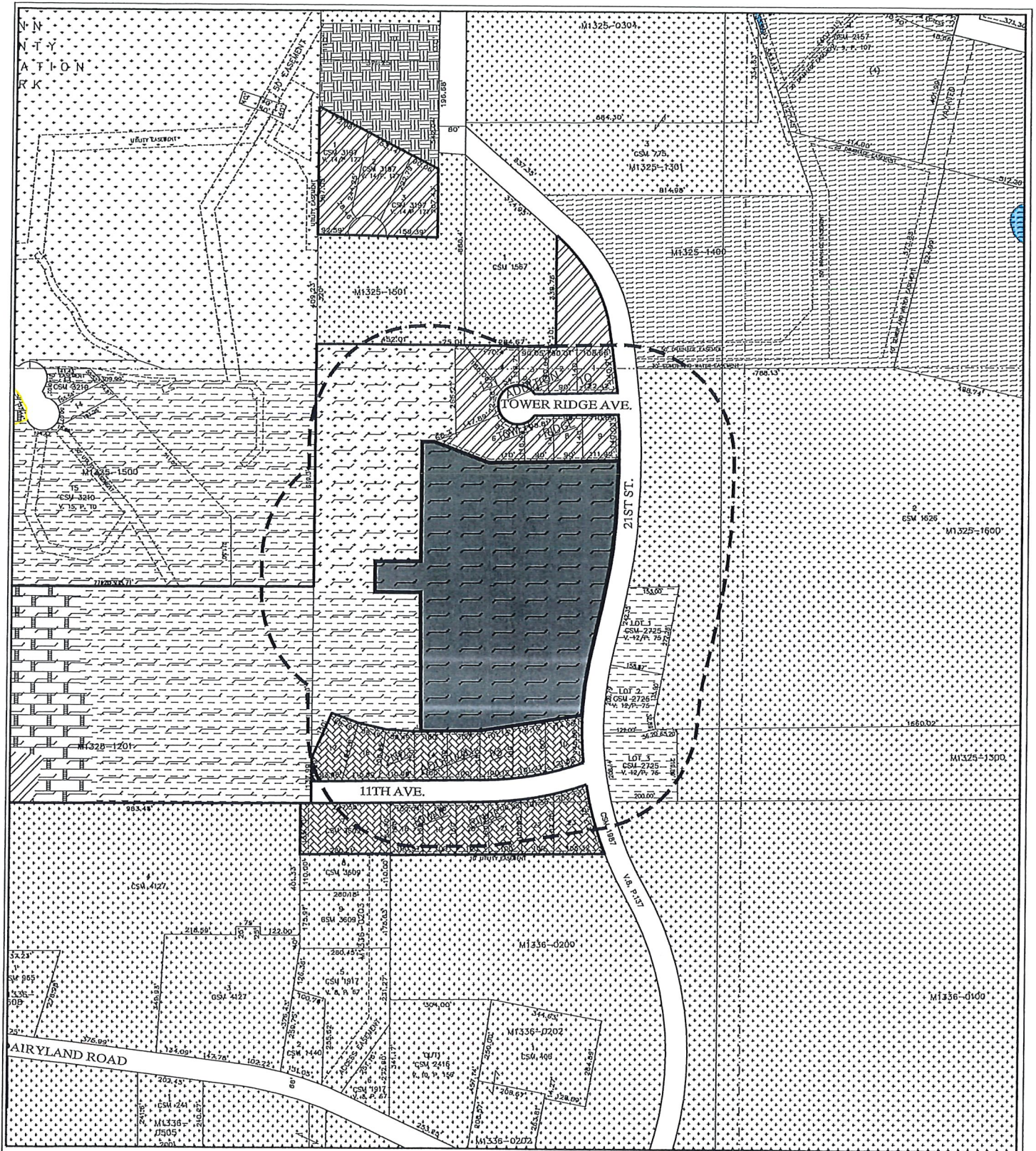
Account - 01.44733 (02)

To City Council:




To Plan Commission:

Publication Dates:

Cedar Notified (Wendy & Mark)



CITY OF MENOMONIE PROPOSED REZONING

-  REZONE FROM R1 - R3
-  PROPOSED PLANNED UNIT DEVELOPMENT
-  350'-NOTIFICATION LIMITS AS REQUIRED BY THE CITY ORDINANCE

-  R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
-  R-2 LIMITED MULTIPLE RESIDENTIAL DISTRICT
-  R-3 MULTIPLE RESIDENTIAL DISTRICT
-  R-4 LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT
-  B-2 LOCAL COMMERCIAL DISTRICT
-  T-1 TECHNOLOGY PARK DISTRICT
-  A AGRICULTURE DISTRICT
-  C OPEN DEVELOPMENT CONSERVANCY DISTRICT

